



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**22 BELLAHILL ROAD
BALLYCARRY
CARRICKFERGUS**



**A DESIRABLE SMALLHOLDING WITH DETACHED
RESIDENCE, RANGE OF OUTBUILDINGS, STABLES & c. 5.36
ACRES OF GOOD AGRICULTURAL LAND**

**GUIDE PRICE: £250,000
VIEWING: By appointment**

www.jamcclelland.com



Accommodation

ENTRANCE HALL: 15'5 x 9'

With glazed entrance porch, white PVC front door and double radiator.

SITTING ROOM: 15'11 x 15'4

Spacious reception room with log burner, cornice, picture rail, wall lights, TV point and double radiator.

KITCHEN: 14'8 x 12'3

Traditional farmhouse kitchen with range of high and low level units, Belfast sink, double radiator, white PVC rear door and part tiled walls.

DOWNSTAIRS WC: 6'9 x 5'7

With wc, wash hand basin and single radiator.

UNDERSTAIRS STORAGE CUPBOARD

First floor accommodation

BEDROOM 1: 13'6 x 16'3

Open fireplace with tiled hearth and surround, double radiator and built in robe.

BEDROOM 2: 16'8 x 13'3

Built in robe and double radiator.

BEDROOM 3: 13'4 x 6'7 with single radiator.

BATHROOM: Bath with Gainsborough SV800 shower unit over bath, wash hand basin and heated towel rail, wc in separate room adjoining.

OIL FIRED CENTRAL HEATING

OUTLINE PROVIDED FOR IDENTIFICATION PURPOSES ONLY. NOT DRAWN TO SCALE.



The residence requires renovation works carried out or may be suitable for a replacement dwelling, subject to the necessary planning permissions and consents being obtained.

Garden

Mature gardens to the front and rear of the property.

Outbuildings

GARAGE: 30' x 22'

Former piggery with some remaining pig pens, roller door and recently re-roofed.

STABLES: 46' x 15' ½

Four stables, re-roofed, water and electricity.

ROUND ROOF SHED: 29' x 18'

Two bay general purpose shed.

ROW OF TRADITIONAL STEADING:

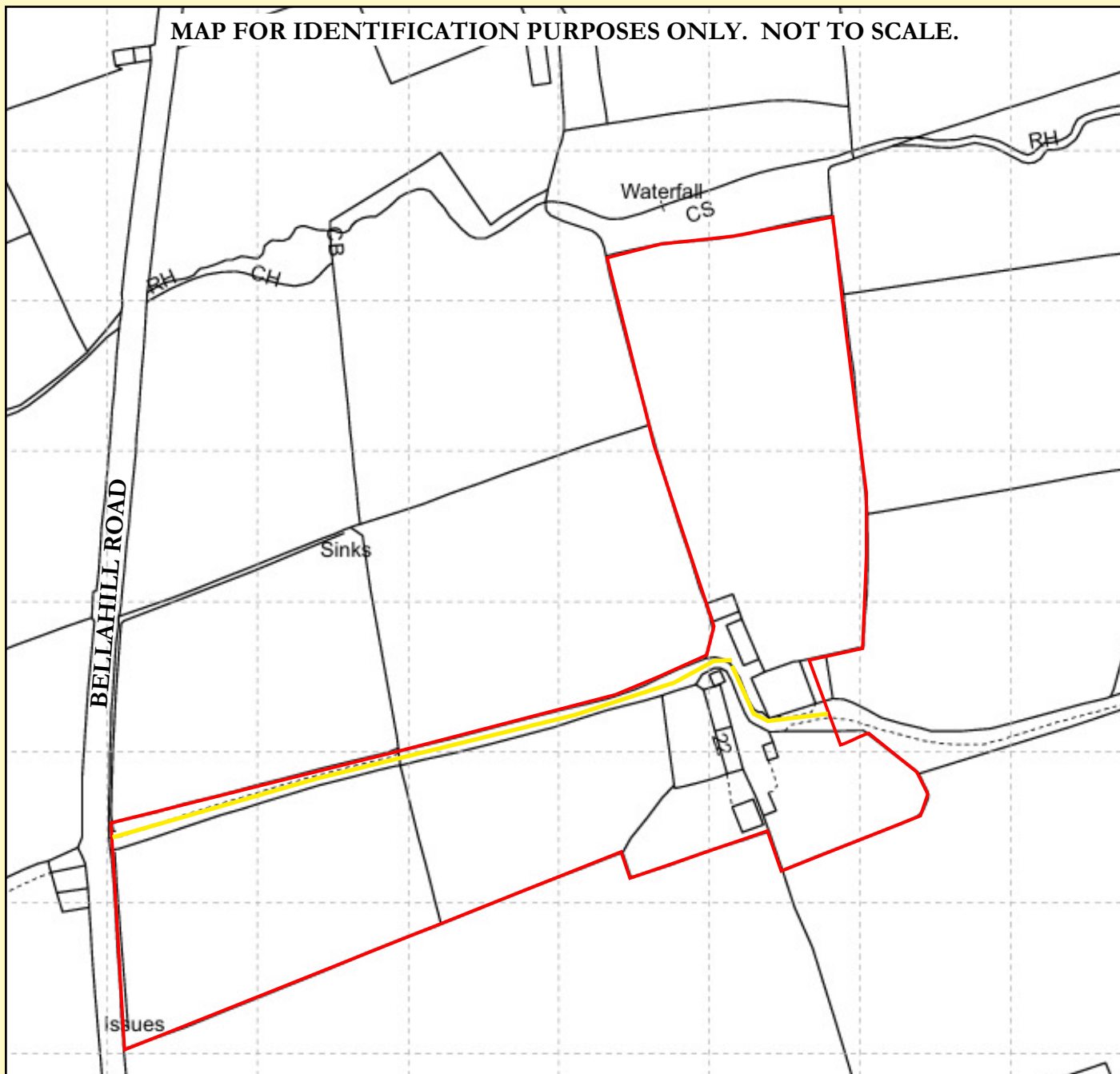
Range of stone built outhouses adjacent to the main residence.

Land

A compact parcel of land held in three fields, extending to circa 5.63 acres. The land is all under grass at present and suitable cutting and grazing.

Note

The property is approached by a shared lane from the Bellahill Road which intersects the yard in favour of a third party. The property is serviced by a private septic tank. There is no Consent to Discharge in place and the vendor will not be providing one. The property will not be suitable for mortgage purposes.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	27 F	
1-20	G		



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

Ballymena Livestock Market, Unit 1 Woodside Road,
Ballymena, Co. Antrim BT42 4QJ

Tel: 028 2563 3470 Email: sales@jamcclelland.com

www.jamcclelland.com

AGENT'S NOTES

J A McClelland & Sons Ltd and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.